

## **AGENDA**

### **SPECIAL COMMITTEE ON RIVERFRONT ACTIVITIES AND BASEBALL**

**August 30, 2004**

**Aldermen Lopez, Gatsas,  
Guinta, DeVries, Smith**

**5:15 PM**

**Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)**

1. Chairman Lopez calls the meeting to order.
2. The Clerk calls the roll.
3. Project updates provided by Frank Thomas, Public Works Director, as follows:
  - a) Gill Stadium Project Status Report;
  - b) Baseball Stadium Project; and
  - c) Stadium Budget Projected.
4. Any other business which may come before the Committee.
5. If there is no further business, a motion is in order to adjourn.



**City of Manchester  
Department of Highways**

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Manchester, New Hampshire 03103-5596  
(603) 624-6444 Fax # (603) 624-6487

**Commission**  
Edward J. Beleski  
- Chairman  
Henry R. Bourgeois  
William F. Kelley  
Michael W. Lowry  
William A. Varkas

Frank C. Thomas, P.E.  
Public Works Director

Kevin A. Sheppard, P.E.  
Deputy Public Works Director

## Memo

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**To:** Riverfront Development Committee

**From:** Frank C. Thomas, P.E.  
Public Works Director *FC7*

**Date:** August 25, 2004

**Subject:** *Stadium Project - Status Report*

**No:** #04-101

The Gill Stadium Project is nearing completion of both construction and the Fisher Cat's season. We are presently working to address punch list items and finalizing project costs. A walk through of the stadium will take place prior to the acceptance of work by Harvey Construction and prior to the Team turning the facility back over to the City. Any corrective work will be addressed after this final inspection. Harvey Construction has stated that they will assume the SRI's Turf Warranty. A formal commitment of this warranty will be a condition of final closeout.

Attached, is a brief stadium status report by Castagna Consulting Group, who represents the City in providing project oversight services. Mike Castagna and Bob Brooks representing the Team will be available at the Committee Meeting to provide additional information if required.

Also attached on 8-1/2 x 14 inch paper, are actual project expenditures as of August 25, 2004. These expenditures are noted both by category and on the last sheet by vendor. Our independent tracking of project costs have recently been checked and agree with Finance Department records.

*3a*

August 25, 2004

Pg. (2)

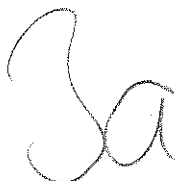
Lastly, attached is an overall project budget projection. It should be pointed out that the Team is assuming directly the PSNH's costs as defined in an agreement with PSNH entered into by the Team and the Developers. The actual allocation of these costs have not been determined yet and is one of the primary reasons Mr. Weber has determined to address these costs outside the bonded project funds. However, it is understood that if there are project balances at the end of the project, the Team would be entitled to the reimbursement of these costs.

Work on the new stadium continues with steel erection expected to begin on the first of September. Soil conditions continue to be a challenge, which may ultimately increase project costs. We will continue to closely monitor these and other issues in order to keep the Committee properly informed. Mr. Brooks will be at the Committee Meeting to answer any detailed questions on the Stadium Project.

If you have any questions pertaining to any of these issues, please do not hesitate in contacting this office so that I can either answer your questions or obtain the necessary information prior to the Committee Meeting.

/c

Encl.

A handwritten signature in cursive script, appearing to be the letters 'Sa'.



## Castagna Consulting Group, LLC

Wall Street Tower, Suite 808  
555 Canal Street  
Manchester, NH 03101-1519  
(P) 603/625-1912, (F) 603/641-6493  
E-mail: mjifcastagna@verizon.net

# Memo

**To:** Frank Thomas  
**From:** Michael Castagna  
**CC:**  
**Date:** August 24, 2004  
**Re:** Progress report on Gill Stadium and the Riverfront Stadium

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### Gill Stadium

- ☐ Paving completed on 8/24
- ☐ Elevator complete & operating, final inspection on 9/7
- ☐ Finishing of railings and barriers complete by 8/27
- ☐ Caulking & Painting of tower complete by 8/31
- ☐ Excess loam to be moved to Memorial High School

### Riverfront Stadium

- ☐ Piles are complete (320+)
- ☐ Pile caps and Grade beams formed and poured daily complete from right field foul pole to behind home plate
- ☐ Subsurface storm drain system installation on going
- ☐ Dugout foundations started 8/24, (First base side)
- ☐ MSE wall in outfield to start soon

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- Steel delivery 8/30, erection to begin 9/1
- Excess soils removal from site has begun, all soils classified as contaminated
- Road work has begun, South Bedford Street has been closed except for local business traffic
- Soils Management plan being monitored on a daily basis by Haley and Aldrich for compliance (no issues)

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# Baseball Stadium Project

Budget	\$4,042,000	\$3,150,000	\$1,000,000	\$850,000	\$1,144,000	\$19,000,000	\$324,000	\$29,510,000
Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Misc. Legal Bonding	Total
#1	\$503,153.38	\$209,318.00						\$712,471.38
#2					\$1,143,915.00			\$1,143,915.00
#3	\$514,943.46							\$514,943.46
#4		\$801,153.19	\$123,624.81					\$924,778.00
Bonding								
Legal							\$4,385.80	\$4,385.80
#5	\$32,473.36						\$319,541.38	\$319,541.38
#6		\$444,760.78	\$21,035.72					\$32,473.36
#7	\$354,092.90							\$465,796.50
#8	\$95,395.75							\$354,092.90
#9	\$102,971.36							\$95,395.75
#10		\$326,145.00	\$110,103.95					\$102,971.36
#11	\$55,586.92							\$436,248.95
#12	\$76,218.46							\$55,586.92
#13								\$76,218.46
#14	\$113,112.37							
						No Payment Due		\$0.00
								\$113,112.37

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# Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
Castagna #1	\$2,063.75							\$2,063.75
#15	\$11,974.59							\$11,974.59
#16	\$54,419.98							\$54,419.98
#17		\$61,486.23	\$290,468.59	\$213,014.88				\$564,969.70
Castagna #2	\$3,705.00							\$3,705.00
PB # 1 City				\$2,247.75				\$2,247.75
PB # 2 City				\$840.00				\$840.00
#18		\$704,343.97	\$84,682.72	\$328,119.46				\$1,117,146.15
#19	\$169,830.71							\$169,830.71
Castagna #3	\$5,397.50							\$5,397.50
#20	\$16,666.00							\$16,666.00
#21	\$4,363.96							\$4,363.96
#22	\$66,594.71							\$66,594.71
Security				\$9,161.75				\$9,161.75
Castagna #4	\$2,291.25							\$2,291.25
#23	\$146,331.18							\$146,331.18
#24		\$477,283.83	\$53,888.21	\$53,492.82				\$584,664.86

# Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
#25	\$12,840.70							\$12,840.70
CLD # 1 City				\$21,999.78				\$21,999.78
#26								\$0.00
#27								\$0.00
#28	\$38,642.10							\$38,642.10
#29	\$12,229.11							\$12,229.11
#30	\$41,620.92							\$41,620.92
#31	\$58,681.44							\$58,681.44
#32		\$67,546.19		\$74,639.31				\$142,185.50
#33	\$110,203.36							\$110,203.36
#34						\$477,589.00		\$477,589.00
#35	\$31,443.96							\$31,443.96
Security # 2				\$87.50				\$87.50
Castagna # 5	\$3,201.25							\$3,201.25
Castagna # 6	\$5,154.50							\$5,154.50
#36						\$790,463.00		\$790,463.00
#37	\$35,313.60							\$35,313.60
Totals	\$2,680,917.53	\$3,092,037.19	\$683,804.00	\$703,603.25	\$1,143,915.00	\$1,268,052.00	\$323,927.18	\$9,896,256.15



# Stadium Invoices by Vendors

Bonding	Land	Kimball Chase	TF Moran	HNTB	Harvey Preconst.	Harvey	GZA	H & A	CDL	CDL City
\$1,789.00	2 \$748,790.00	1 \$34,190.57	1 \$43,322.40	1 \$375,642.41	3 \$42,559.28	1 \$209,318.00	3 \$44,303.98	3 \$31,875.00	21	
\$2,596.80	2 \$135,125.00	9 \$102,971.36	3 \$23,357.62	3 \$372,837.58	4 \$924,778.00	4 \$924,778.00	8 \$95,395.75	7 \$27,812.90	31	\$21,999
	2 \$260,000.00		11 \$55,586.92	7 \$326,280.00	6 \$465,796.50	6 \$465,796.50		15 \$11,974.59		\$58,681.44
				14 \$113,112.37	10 \$436,248.95	10 \$436,248.95		29 \$12,229.11		
				19 \$169,830.71	17 \$564,969.70	17 \$564,969.70				
				23 \$146,331.18	18 \$1,117,146.15	18 \$1,117,146.15				
				33 \$110,203.36	24 \$584,664.86	24 \$584,664.86				
\$4,385.80	\$1,143,915.00	\$137,161.93	\$122,276.94	\$1,614,237.61	\$42,559.28	\$4,445,107.66	\$139,699.73	\$83,891.60	\$63,045.40	\$21,99

PB City	PB	Visions	Castagna	Security	Carries	Payton	Legal
\$2,247.75	5 \$32,473.36	1 \$49,998.00	\$2,063.75	\$9,161.75	25 \$12,840.70	34 \$477,589.00	\$319,541.38
\$840.00	12 \$76,218.46	20 \$16,666.00	\$3,705.00	\$87.50		37 \$790,463.00	
	15 \$54,419.98		\$5,397.50				
	22 \$66,594.71		\$2,291.25				
	28 \$38,642.10		\$3,201.25				
	30 \$41,620.92		\$5,154.50				
	35 \$31,443.96						
	38 \$35,313.60						
\$3,087.75	\$376,727.09	\$66,664.00	\$21,813.25	\$9,249.25	\$12,840.70	\$1,268,052.00	\$319,541.38
							<u>\$9,896,256.15</u>

## STADIUM BUDGET PROJECTED – August 25, 2004

### ESTIMATED DESIGN/ENVIRON. COSTS

• Gill architectural design	\$477,000*
• New stadium design	\$1,871,000*
• New stadium design – amendment	\$94,600*
• Site/Civil	\$360,000
• Environmental	\$334,000
• Construction Management & Testing	\$906,000
• <b>TOTAL</b>	<b>\$4,042,600</b>

### LEGAL & LAND COSTS

• Bond & Legal fees	\$323,927
• Land Costs	\$1,143,915
• <b>TOTAL</b>	<b>\$1,467,842</b>

### CONSTRUCTION COSTS

• Gill – Exhibit B	\$4,150,000
• Gill - \$850,000	\$850,000
• New Stadium	\$19,000,000
• <b>TOTAL</b>	<b>\$24,000,000</b>

### PSNH RELOCATION COSTS\*\*

• <i>Temporary relocation costs</i>	\$41,250
• <i>Underground cable costs</i>	\$75,000
• <i>Loss of easement costs</i>	\$225,000
• <i>Recording fees</i>	\$350
<b>TOTAL Costs Assumed Directly by the Team</b>	<b>\$341,600+/- = \$0.00**</b>

### TOTAL PROJECT COST

• Design/environ. costs	\$4,042,600
• Legal/land costs	\$1,467,842
• Construction costs	\$24,000,000
• <i>PSNH relocation costs = \$341,600+/-</i>	\$0
• <b>TOTAL PROJECT COST</b>	<b>\$29,510,442</b>

### BUDGET AVAILABLE

• Bond	\$27,500,000
• Bond interest – approximate	\$160,000
• Drew Weber contribution	\$1,000,000
• Gill - \$850,000	\$850,000
• <b>TOTAL AVAILABLE BUDGET</b>	<b>\$29,510,000</b>

### ESTIMATED PROJECT BALANCE (\$442)

\*Note: Expenses are include at 6 %.

\*\*Note: PSNH costs are being assumed directly by the Team by agreement with PSNH and not through the bond.

## STADIUM BUDGET PROJECTION – August 25, 2004

### ENVIRONMENTAL

• GZA	\$139,699.73
• H & A	59,687.16
	39,000.00
	95,000.00
Total	\$333,386.89
	Say
	\$334,000.00

### SITE / CIVIL ENGINEERING

• TF Moran	\$55,586.92
	66,690.02
• KC	102,971.36
	34,190.57
• CLD – estimated	100,000.00
Total	\$359,438.87
	Say
	\$360,000.00

### CONSTR. MANAGEMENT & TESTING

• PB: Nov. – July = \$344,253.73	
Plus 9 months @ \$30,000 = \$270,000	
Total Estimated	\$614,253.00
• Castagna – Estimated	75,000.00
• Downtown Visions	66,664.00
• PB – City	32,473.36
• Harvey	42,559.28
• Testing – Estimated	75,000.00
Total	\$905,949.64
	Say
	\$906,000.00

### PSNH COSTS – ASSUMED COSTS

• Temporary Relocation – $\frac{3}{4}$ 's of \$55,000	\$41,250.00
• Underground Cable – $\frac{3}{4}$ 's of \$100,000	75,000.00
• Easement – Residential @ \$175,000	225,000.00
• Fee @ $\frac{1}{3}^{rd}$ of \$1,000	350.00
Total	\$341,600.00. The Team is assuming

these costs directly. These costs will not be requested for reimbursement from the bond unless there are bond balances at the end of the project.

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